

WHAT IS CLAIMED IS:

1. A method of tracking a real estate transaction over a distributed computing network comprising the steps of :
 - a) generating a customer record including data entry fields for entering an estimated completion date and an actual completion date for each of a plurality of stages of a real estate transaction;
 - b) providing a customer access to the customer record over a distributed computing network to facilitate the entry, by the customer, of estimated and actual completion dates for the stages of the real estate transaction;
 - c) providing a real estate agent access to the customer record over the distributed computing network to facilitate the entry, by the real estate agent, of estimated and actual completion dates for the stages of the real estate transaction; and
 - d) providing a transaction coordinator access to the customer record through a server based application to facilitate the entry, by the transaction coordinator, of estimated and actual completion dates for stages of the real estate transaction in appropriate fields of the customer record.
2. A method of tracking a real estate transaction according to Claim 1, further comprising the step of indicating, in an appropriate field of the customer record, an identity of the entrant of an actual completion date for a stage of the real estate transaction.
3. A method of tracking a real estate transaction according to Claim 1, further comprising the step of providing a hyperlink from the customer record to a site of a marketing partner associated with a stage of the real estate transaction.

4. A method of tracking a real estate transaction according to Claim 1, wherein the step of entering the estimated completion date of a binder/contract stage in an appropriate field of the customer record activates a transaction tracking process.
5. A method of tracking a real estate transaction according to Claim 4, wherein the transaction tracking process includes the step of tasking the transaction coordinator to contact the customer to offer services related to remaining stages of the real estate transaction.
6. A method of tracking a real estate transaction according to Claim 5, wherein the remaining stages of the real estate transaction include a mortgage approval stage, a property appraisal stage, a property inspection stage, a contingencies and contract stage, a hiring of movers stage, a legal and title closing stage, a utilities disconnect/reconnect stage, and a property insurance stage.
7. A method of tracking a real estate transaction according to Claim 1, further comprising the step of entering notes in an appropriate field of the customer record for each stage of a real estate transaction.
8. A method of tracking a real estate transaction according to Claim 6, further comprising the step of preventing at least one of the customer and agent from viewing notes in the customer record entered by the transaction coordinator.
9. A method of tracking a real estate transaction over a distributed computing network comprising the steps of :
 - a) generating a customer record including data entry fields for entering an estimated completion date and an actual completion date for each of a plurality of stages of a real estate transaction;

- b) providing an entity access to the customer record to facilitate entry, by the entity, of estimated and actual completion dates for stages of the real estate transaction in appropriate fields of the customer record, wherein the entity is selected from the group consisting of a customer, a real estate agent and a transaction coordinator; and
- c) indicating, in an appropriate field of the customer record, the identity of the entity that entered an actual completion date for a stage of the real estate transaction.

10. A method of tracking a real estate transaction according to Claim 9, wherein the customer and real estate agent are provided access to the customer record over a distributed computing network.
11. A method of tracking a real estate transaction according to Claim 9, wherein the transaction coordinator is provided access to the customer record through a server based application.
12. A method of tracking a real estate transaction according to Claim 9, further comprising the step of providing a hyperlink from the customer record to a site of a marketing partner associated with a stage of the real estate transaction.

13. A method of tracking a real estate transaction according to Claim 9, wherein upon entering an estimated completion date of a contract stage in an appropriate field of the customer record the method further the step of tasking the transaction coordinator to contact the customer to offer services related to remaining stages of the real estate transaction.
14. A method of tracking a real estate transaction according to Claim 13, wherein the remaining stages of the real estate transaction include a mortgage approval stage, a property appraisal stage, a property inspection stage, a contingencies and contract stage, a hiring of movers stage, a legal and title closing stage, a utilities disconnect/reconnect stage, and a property insurance stage.
15. A method of tracking a real estate transaction according to Claim 9, further comprising the step of entering notes in an appropriate field of the customer record for each stage of a real estate transaction.
16. A method of tracking a real estate transaction according to Claim 15, further comprising the step of preventing at least one of the customer and agent from viewing notes in the customer record entered by the transaction coordinator.

17. A method of tracking a real estate transaction over a distributed computing network comprising the steps of:
- a) generating a web based customer record including data entry fields for entering an estimated completion date and an actual completion date for each of a plurality of stages of a real estate transaction;
 - b) providing a customer access to the customer record over the world wide web to facilitate the entry, by the customer, of estimated and actual completion dates for the stages of the real estate transaction;
 - c) providing a real estate agent access to the customer record over the world wide web to facilitate the entry, by the real estate agent, of estimated and actual completion dates for the stages of the real estate transaction; and
 - d) providing a transaction coordinator access to the customer record through a server based application to facilitate the entry, by the transaction coordinator, of estimated and actual completion dates for stages of the real estate transaction in appropriate fields of the customer record.
18. A method of tracking a real estate transaction according to Claim 17, further comprising the step of providing a hyperlink from the customer record to a site of a marketing partner associated with a stage of the real estate transaction.
19. A method of tracking a real estate transaction according to Claim 17, wherein upon entering an estimated completion date of a contract stage in an appropriate field of the customer record the method further the step of tasking the transaction coordinator to contact the customer to offer services related to remaining stages of the real estate transaction.

20. A method of tracking a real estate transaction according to Claim 19, wherein the remaining stages of the real estate transaction include a mortgage approval stage, a property appraisal stage, a property inspection stage, a contingencies and contract stage, a hiring of movers stage, a legal and title closing stage, a utilities
5 disconnect/reconnect stage, and a property insurance stage.

21. A method of tracking a real estate transaction according to Claim 17, further comprising the step of entering notes in an appropriate field of the customer record for each stage of a real estate transaction.

22. A method of tracking a real estate transaction according to Claim 21, further comprising the step of preventing at least one of the customer and agent from viewing notes in the customer record entered by the transaction coordinator.

23. A method for managing real estate transactions during stages between contract and closing over a distributed computing network comprising the steps of:

(a) receiving and storing data relating to a plurality of contacts
5 including buyers and sellers of real estate in a contact database, wherein each contact is associated with a real estate agent and a portion of the data relating to the plurality of contacts is a schedule of the stages between contract and closing;

(b) receiving and storing data relating to a plurality of vendors of real estate related services in a vendor database;

10 (c) populating the schedule based upon a particular stage of the stages involving a contact;

(d) accessing the schedule based upon the particular stage of the stages involving a contact;

15 (e) communicating said schedule to the contact upon the occurrence of the particular stage so as to inform the contact of deadlines and progress;

(f) providing the real estate agent associated with the contact and the contact with access to the schedule over a distributed computing network, so as to enable the real estate agent and the contact to monitor the deadlines and the progress.

24. A method according to Claim 23, further comprising the step of providing the ability to create advertisements over the distributed computing network so as to allow the plurality of vendors to market their services related to the stages to the plurality of contacts.
25. A method according to Claim 23, further comprising the step of electronically storing documents of the contact related to the stages.
26. A method according to Claim 23, wherein the stages are an attainment of binder stage, a mortgage approval stage, an appraisal of property stage, an inspection of property stage, a contingencies and contract stage, a movers stage, a legal and title stage, a utilities stage and an insurance stage.